



Willingdon Road, Eastbourne BN21 1TT

welcome to

Willingdon Road, Eastbourne

A substantial detached family home offering far reaching views across Eastbourne alongside versatile accommodation comprising of; three reception rooms, six bedrooms, two bathrooms, downstairs WC, double garage, rear garden and off-road parking for multiple vehicles.



Entrance Porch

Double glazed window to the front aspect. Door to the side aspect.

Entrance Hall

Double glazed window to the front aspect. Door to the front aspect. Under stairs cupboard. Radiator.

Lounge

15' 8" into recess x 18' 2" into bay (4.78m into recess x 5.54m into bay)
Double glazed bay window to the front aspect. Log burner fire place. Radiator.

Kitchen

19' 8" max x 12' 8" max (5.99m max x 3.86m max)
A range of wall and base units with work top over incorporating a sink and drainer unit. Double electric oven with gas hob and cooker hood above. Integral fridge. Space and plumbing for dish washer. Cupboard containing boiler. Radiator. Door leading to garage. Double glazed window to the rear aspect. Double glazed door to the rear aspect.

Study

8' 4" x 7' 3" (2.54m x 2.21m)
Double glazed window to the rear aspect. Radiator.

Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin. Radiator.

First Floor Landing

Stairs leading from ground floor to first floor landing. Double glazed window to the side aspect. Loft access. Airing cupboard. Cupboards.

Bedroom 1

15' 2" max x 15' max (4.62m max x 4.57m max)
Double glazed window to the rear aspect. Double glazed door leading to balcony with views over Eastbourne. Fitted wardrobes. Radiator.

En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Shaver point. Double glazed window to the side aspect.

Bedroom 2

12' 5" into recess x 13' 9" (3.78m into recess x 4.19m)
Double glazed window to the rear aspect with views over Eastbourne. Radiator.

Bedroom 3

12' 3" into recess x 10' 11" (3.73m into recess x 3.33m)
Double glazed window to the rear aspect. Radiator.

Bedroom 4

12' 6" into recess x 11' 10" into bay (3.81m into recess x 3.61m into bay)
Double glazed bay window to the front aspect. Radiator.

Bedroom 5

12' 3" x 8' 8" (3.73m x 2.64m)
Double glazed window to the front aspect. Radiator.

Bedroom 6

9' 3" max x 9' max (2.82m max x 2.74m max)
Double glazed window to the front aspect. Radiator.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Vanity unit. Double glazed window to the front aspect.

Loft Space

Insulated and partially boarded. Power and lighting. Pull down ladder.

Rear Garden

Patio rear garden adjoining the property with areas being laid to lawn. Mature trees and shrubs. Garden sheds. Vegetable area. Outside tap. Power point.

Double Garage

Electric up and over insulated door. Heavy duty rubber floor tiles. Plumbing for washing machine. Multiple Power points.



view this property online fox-and-sons.co.uk/Property/EBN119121



welcome to

Willingdon Road, Eastbourne

- DETACHED FAMILY HOME
- THREE RECEPTIONS ROOMS
- SIX BEDROOMS
- TWO BATHROOMS
- FAR REACHING VIEWS ACROSS EASTBOURNE

Tenure: Freehold EPC Rating: D

Council Tax Band: E



£725,000

Total floor area 207.2 m² (2,231 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/EBN119121



Property Ref:
EBN119121 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk